

APPROVED MINUTES

COHASSET ZONING BOARD OF APPEALS

DATE: Tuesday, January 7, 2020
TIME: 7:30 PM
PLACE: COHASSET TOWN HALL
41 HIGHLAND AVENUE COHASSET, MA. 02025

Board Members Present:

S. Woodworth Chittick, Chairman (WC)
Peter Goedecke, Vice-Chairman (PG)
Charles Higginson, Member (CH)
David McMorris, Associate Member (DM)
Matthew Watkins, Associate Member (MW)
Lee Darst, Associate Member (LD)

Town Staff Present:

Jennifer Oram, Assistant Clerk, ZBA

Chairman Chittick opened the meeting at 7:30PM. He introduced the Board.

BOARD BUSINESS

The Board agreed that February 4, 2020 would be the next meetings of the Zoning Board of Appeals.

CONTINUED HEARINGS

SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, Edna W. Barry. Special Permit per section §300.8.7. B. Applicants seek to raze and rebuild a single-family home at 179 (187) Atlantic Avenue. File #19.05.07B.

No additional information for this public hearing was submitted.

MOTION BY CHAIRMAN CHITTICK: TO CLOSE THE HEARING
SECONDED: ASSOCIATE MEMBER WATKINS
VOTE: 3-0 MOTION CARRIES (WC, PG and MW)

SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, James Norton – Young Belford, LLC. Special Permit per §300.11. the applicant seeks to convert an existing barn into a single-family residence within the Water Resource District / Flood Plain & Watershed Protection District at 15 Brook Street. File #19.05.07C.

No additional information for this public hearing was submitted.

MOTION BY VICE CHAIRMAN GOEDECKE: TO CLOSE THE HEARING
SECONDED: ASSOCIATE MEMBER WATKINS
VOTE: 3-0 MOTION CARRIES (PG, CH and MW)

SPECIAL PERMIT – Filed by Attorney Jeffrey De Lisi of Ohrenberger De Lisi & Harris, LLP on behalf of his clients John J. Starvish and Shelley M. Vanderweil. The applicants seek to reconstruct a dwelling at 449 Jerusalem Road. Subject properties are 449 and 457 Jerusalem Road. The applicants seek Special Permits per sections §§§300-8.7. B, 300-9.7. G and 9.7.H. File #19.10.08.

Documents submitted for this hearing:

- Letter dated December 18, 2019 requesting a continuation of this hearing until February 4, 2020.

The applicants are still before the Conservation Commission and would like to complete that process before coming back before the Board.

**MOTION BY MEMBER GOEDECKE:
SECONDED:
VOTE:**

**TO CONTINUE THE HEARING
CHAIRMAN CHITTICK
3-0 MOTION CARRIES (WC, PG and CH)**

NEW HEARINGS

SPECIAL PERMIT – Filed by Morse Engineering, Co. Inc., on behalf of their clients, Robert H. & Robin Walat. Special Permit per §§300-9 and 300-4.2. the applicants seek to construct a residential dock at 61 Nichols Road. File #19.11.27.

In attendance to represent this agenda item: Jeffrey Hassett of Morse Engineering

Documents submitted for this hearing:

- ZBA Dock Application date stamped November 27, 2019
- Site Plan prepared by Morse Engineering, Co. dated November 14, 2019 and date stamped November 27, 2019

Mr. Hassett addressed the Board. They have filed for a residential dock at 61 Nichols Road. The lot is 40,000 square feet with a single-family home on it that was built in the 1960s. They have 100 feet of frontage on Little Harbor. There are remains of an old dock on the premises; there have been floats at the end of the dock in place as recently as 2005. The Walat family purchased this home in 2013 and wish to install a new dock with the proper permit. There is no Chapter 91 license for the old dock. They will use 6 existing concrete footings and will add an additional 6 footings. The float will be removed during the winter and stored upland.

They have received approval from the Conservation Commission. Next steps after the ZBA will be the DEP, Waterways and the Army Corp of Engineers.

There was no one in the audience that wished to speak on this application.

**MOTION BY CHAIRMAN CHITTICK
SECONDED:
VOTE:**

**TO CONTINUE THE HEARING
ASSOCIATE MEMBER WATKINS
3-0 MOTION CARRIES (WC, PG and MW)**

SPECIAL PERMIT – Filed by Cavanaro Consulting on behalf of their client, John P. McNulty. The applicant seeks a Special Permit per §9.7.H. Applicant seeks to build a garage within the Flood Plain 468 Chief Justice Cushing Highway. File #19.12.04.

In attendance to represent this agenda item: John Cavanaro of Cavanaro Consulting

Documents submitted for this hearing:

- ZBA Application date stamped December 4, 2019
- Site Plan prepared by Cavanaro Consulting dated December 2, 2019 and date stamped December 3, 2019
- Hand drawn sketch of proposed garage date stamped December 4, 2019

Mr. Cavanaro addressed the Board. The landowner, Mr. McNulty, is a car collector and has exceeded his four-car maximum in the garage he currently has on his property. He rotates his cars and moves those not on his property to his brother's property. This proposed new structure would be more like a showroom and would be approximately 60 feet wide by 100 feet long. It will be built on a slab and it would measure 20' in height to the mid-point of the roof. The structure will be surrounded by trees. The structure will be located 200' back from the road, 100' off the side yard and 300' off of the rear.

APPROVED MINUTES

They go before the Conservation Commission on January 9, 2020. They have a stormwater subsurface management system that will take care of the run-off from the roof and the Conservation Agent has been out to the site. There was no one in the audience that wished to speak on this application.

**MOTION BY CHAIRMAN CHITTICK
SECONDED:
VOTE:**

**TO CONTINUE THE HEARING
VICE CHAIRMAN GOEDECKE
3-0 MOTION CARRIES (WC, PG and CH)**

DELIBERATION

SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, Edna W. Barry. Special Permit per section §300.8.7. B. Applicants seek to raze and rebuild a single-family home at 179 (187) Atlantic Avenue. File #19.05.07B.

The Board reviewed the draft decision prepared by Vice Chairman Goedecke. After a lengthy conversation:

**MOTION BY CHAIRMAN CHITTICK:

SECONDED:
VOTE:**

**TO APPROVE THE DECISION AS AMENDED AND
GRANT THE RELIEF SOUGHT FOR A SPECIAL
PERMIT UNDER §300-8.7.B
MEMBER HIGGINSON
3-0 MOTION CARRIES (WC, PG and CH)**

SPECIAL PERMIT – Filed by Cavanaro Consulting, on behalf of their client, James Norton – Young Belford, LLC. Special Permit per §300.11. the applicant seeks to convert an existing barn into a single-family residence within the Water Resource District / Flood Plain & Watershed Protection District at 15 Brook Street. File #19.05.07C.

The Board reviewed the draft decision as prepared by Associate Member Matthew Watkins. After extensive review and edits:

**MOTION BY VICE-CHAIRMAN GOEDECKE:

SECONDED:
VOTE:**

**TO APPROVE THE DECISION AS AMENDED AND
GRANT THE RELIEF SOUGHT FOR A SPECIAL
PERMIT UNDER §300-11
MEMBER HIGGINSON
3-0 MOTION CARRIES (PG, CH and MW)**

MINUTES:

**MOTION BY CHAIRMAN CHITTICK:

SECONDED:
VOTE:**

**TO APPROVE THE MINUTES OF NOVEMBER 5, 2019
AS AMENDED
MEMBER HIGGINSON
3-0 MOTION CARRIES (WC, PG and CH)**

**MOTION BY CHAIRMAN CHITTICK:
SECONDED:
VOTE:**

**TO ADJOURN THE MEETING AT 9:45PM
MEMBER HIGGINSON
3-0 MOTION CARRIES (WC, PG and CH)**